

**PRIME COMMERCIAL
1926 SYCAMORE ROAD
DEKALB, ILLINOIS**

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758.5201
e-mail: milnersior@aol.com

MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

For further information contact:

Steve Milner, CCIM/SIOR	Broker/Owner
Ruthanne Trunda, CCIM/CPM	Broker/Associate
Denise Weinmann, CCIM	Associate
Steve Vidmar	Associate

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective lessors in determining their intention with respect to the potential of acquisition of the property located at **1926 Sycamore Road, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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PROPERTY INFORMATION: 1926 SYCAMORE ROAD, DEKALB, IL

Location: 1926 Sycamore Road (aka Route 23)
DeKalb, Illinois 60115

Site: The building is located on the south side of Sycamore Road approximately 1/4 mile west of the intersection of Greenwood Acres.

Access: Primary access is via two cuts located on Sycamore Road.

Year Built: The building was constructed in 1989.

Building Description: One-story metal building which encompasses 37,000 sq. ft. The breakdown is 23,000 sq. ft. of warehouse, 12,000 sq. ft. retail/showroom, and 2,000 sq. ft. of office.

Building Measurements: The main building is 120 ft. wide by 250 ft. deep; however, two additions were added to reflect the additional 7,000 sq. ft.

Expansion Capabilities: The building could be expanded.

Additional Buildings: There are three free-standing storage buildings located on the property. Each building is a metal three-sided structure. The structures total 14,300 sq. ft. and are as follows: Unit #1 is 200 ft. wide by 25 ft. deep = 5,000 sq. ft. Unit #2 is 210 ft. wide by 30 ft. deep = 6,300 sq. ft., and Unit #3 is 125 ft. wide by 24 ft. deep = 3,000 sq. ft.

Total Acreage: There are two lots which total 8.509 acres. [See enclosed aerial.]

Parking: There are in excess of fifty [50] parking stalls.

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Total Office Area:	The office area consists of 2,000 sq. ft. with overall dimensions of 20 ft. wide by 100 ft. deep.
Restrooms:	There are a total of two non-ADA restrooms: the Men's has 2 stalls and 1 urinal and the Women's has 2 stalls.
Total Warehouse Area:	The warehouse area consists of 23,000 sq. ft.
Ceiling Height/Warehouse:	The ceiling height in the warehouse is 18 ft. at the eaves and 20.5 ft. at the ridge.
Overhead Door:	There is one 14 ft. high by 18 ft. wide overhead door located in the warehouse.
Showroom:	The showroom consists of 12,000 sq. ft. and measures 120 ft. wide by 100 ft. deep. The ceiling heights are 18 ft. at the eave and 20.5 ft. at the center.
HVAC:	The office and showroom portions of the building are equipped with gas forced air heating and cooling. The warehouse is equipped with ceiling mounted gas forced air heating units.
Fire Protection:	The entire building is fully sprinkled. The office and showroom areas have a wet system, and the warehouse is a dry system.
Electrical:	The building is supplied with a 1,000 amp, 480/volt, 3 phase service.
Lighting:	The lighting is fluorescent.
Zoning:	Commercial.
Real Estate Tax I. D. :	#08-13-103-005 & #08-13-151-027
Real Estate Taxes:	Total taxes for 2007 = \$45,219.70

Utilities: All utilities are paid directly by the tenant.

.....Water/Sewer: City of DeKalb
(815) 748-2050

.....Electricity: ComEd:
(800) 334-7661

.....Gas: Nicor
(888) 642-6748

.....Telephone: Verizon:
(800) 483-5000

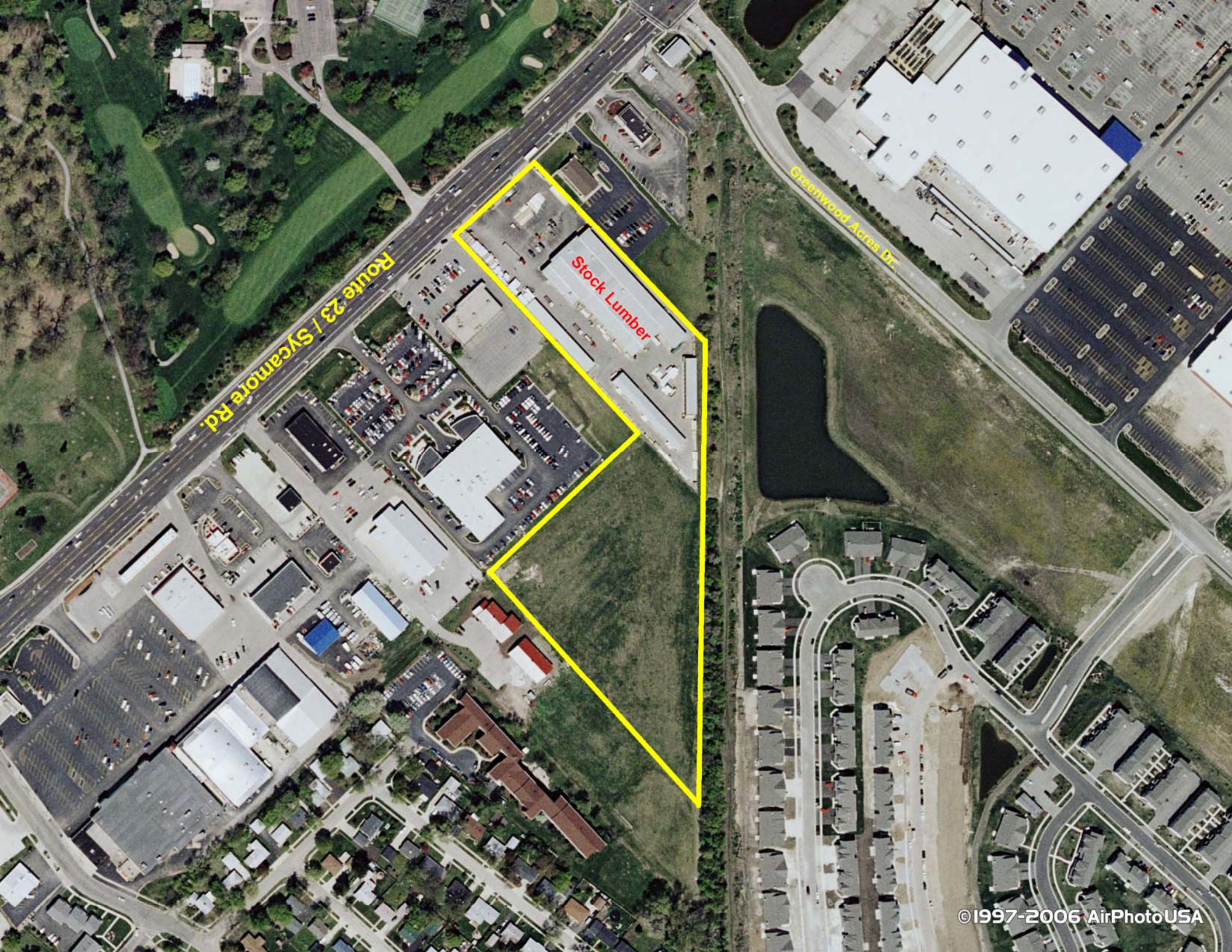
Lease Economics:

Length of Sublease Term: Until July 31, 2011.

Maintenance: Tenant is responsible for all exterior and interior maintenance.

Base Rent: \$20,000.00 per month NNN

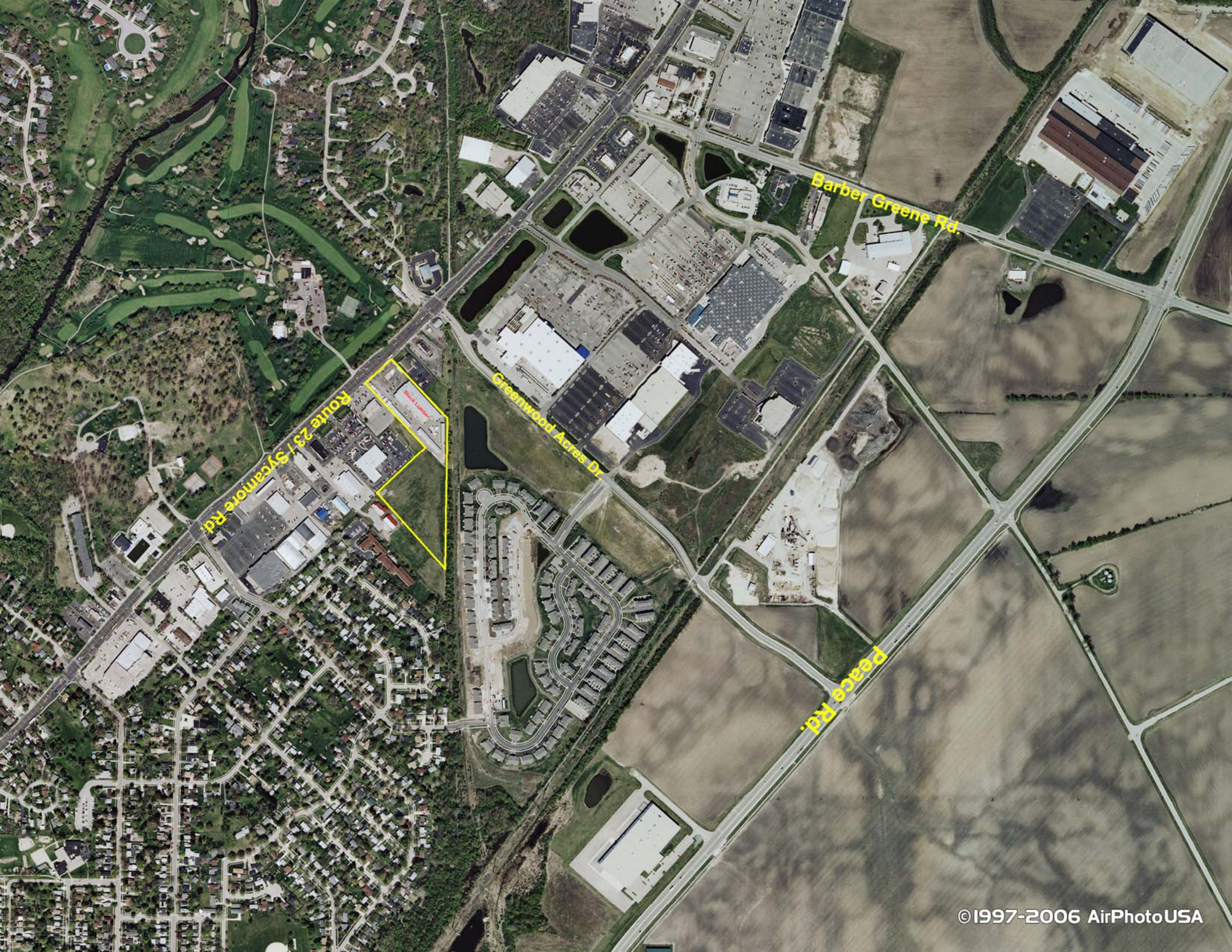




Route 23 / Sycamore Rd.

Stock Lumber

Greenwood Acres Dr.



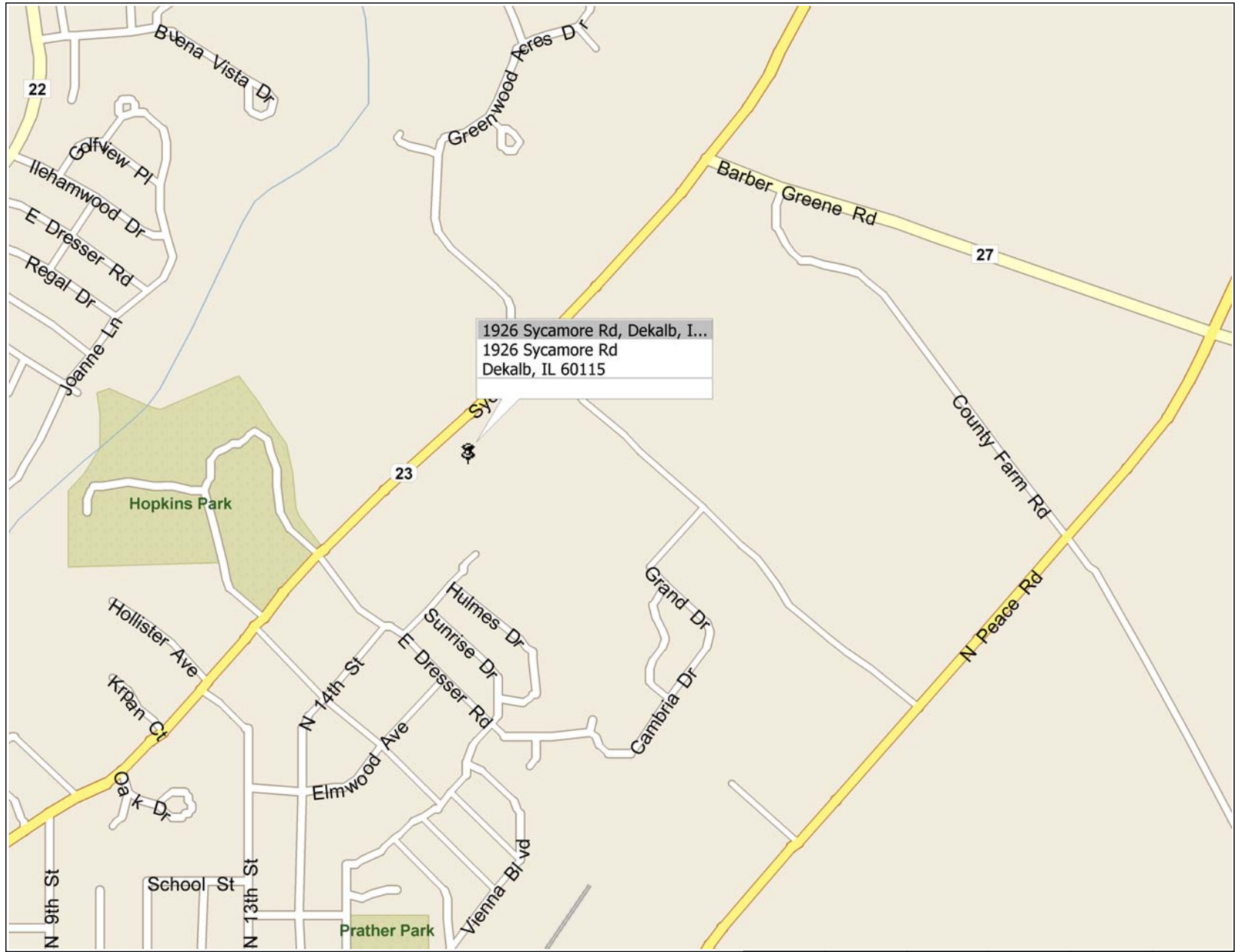
Route 23 / Sycamore Rd.

Barber Greene Rd.

Greenwood Acres Dr.

Peace Rd.

1926 Sycamore Rd - De Kalb



1926 Sycamore Rd, Dekalb, I...
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Dekalb, IL 60115

0 mi 0.2 0.4 0.6

DeKalb County, Illinois

